





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this centrally located, two bedroom Victorian terraced property located within Rugby. In brief the property comprises of a living room which is currently being used as a bedroom, dining room, kitchen, two good sized bedrooms, bathroom and outbuilding. Externally the property benefits from a paved, low maintenance rear garden and there is a further garden adjoining the right of way which is laid to lawn with vegetable border.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street offices.

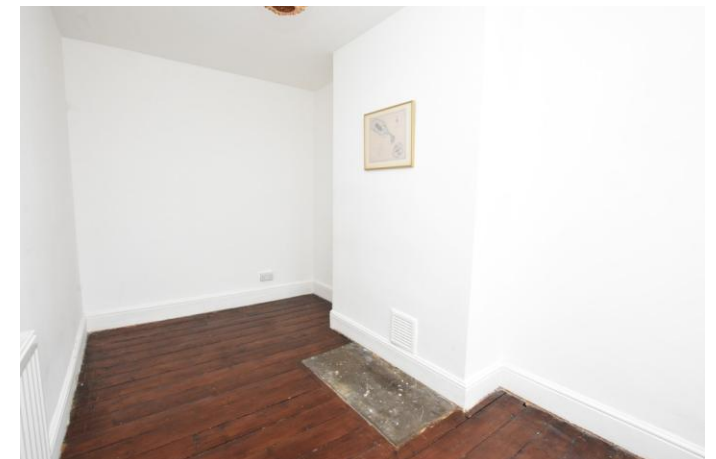


LOCATION

The property is within walking distance of the town centre shopping areas, sports facilities and various local amenities. Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops.

Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both within a ten-minute walk of the property. Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a five minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.



ENTRANCE HALL

12' 3" x 2' 7" (3.73m x 0.79m)

LIVING ROOM

9' 8" x 11' 9" (2.95m x 3.58m)

DINING ROOM

12' 9" x 9' 8" (3.89m x 2.95m)

KITCHEN

10' 3" x 7' 3" (3.12m x 2.21m)

BEDROOM ONE

12' 9" x 7' 4" (3.89m x 2.24m)

BEDROOM TWO

11' 8" x 13' (3.56m x 3.96m)

BATHROOM

7' 6" x 10' 2" (2.29m x 3.1m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		